133.A	0007	0169.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	532,200	/	532,200
USE VALUE:	532,200	/	532,200
ASSESSED:	532,200	/	532,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167	-169	GRAY ST, ARLINGTON

OWNERSHIP

Unit #: 169

Owner 1:	MACARTHUR LINDA
Owner 2:	
Owner 3:	
Street 1:	169 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GANGULY SHUKUMAR -
Owner 2:	-
Street 1:	167-169 GRAY ST UNIT 169
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1935, having primarily Asbestos Exterior and 1108 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	526,700	5,500		532,200
Total Card	0.000	526,700	5,500		532,200
Total Parcel	0.000	526,700	5,500		532,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.32 /Parcel: 480.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 280234

GIS Ref

GIS Ref

Insp Date 09/13/18

!15454!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.A-0007-0169.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	526,700	5500	.		532,200		Year end	12/23/2021
2021	102	FV	511,800	5500	.		517,300		Year End Roll	12/10/2020
2020	102	FV	504,400	5500	.		509,900	509,900	Year End Roll	12/18/2019
2019	102	FV	522,800	5600	.		528,400	528,400	Year End Roll	1/3/2019
2018	102	FV	463,400	5600	.		469,000	469,000	Year End Roll	12/20/2017
2017	102	FV	423,100	5600	.		428,700	428,700	Year End Roll	1/3/2017
2016	102	FV	374,300	5600	.		379,900	379,900	Year End	1/4/2016
2015	102	FV	346,400	5800	.		352,200	352,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:47:11

LAST REV

Date	Time
06/29/21	13:57:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GANGULY SHUKUMA	52557-417		4/10/2009		369,900	No	No		
MASEREJIAN JACK	48999-518		2/16/2007		358,000	No	No		
MASEREJIAN JACK	48124-196		9/6/2006			No	No		M DEED

USER DEFINED

Prior Id # 1:	85838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2012	1537	Re-Roof	3,575	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	USPS	MM	Mary M
9/13/2018	Measured	DGM	D Mann
4/12/2013	Info Fm Prmt	MM	Mary M
7/10/2009	MLS	MM	Mary M
5/1/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7819			Easemen	-5									G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:
Spl Credit		Total:							

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.94031191
Adj $ / SQ:	387.173
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647060
Depreciation:	120353
Depreciated Total:	526706

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	503.33
Special Features:	0	Val/Su Net:	475.36
Final Total:	526700	Val/Su SzAd	475.36

SKETCH

UnSketched SubAreas:
GLA: 1108,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,108	387.170	428,988

Net Sketched Area: 1,108 | Total: 428,988

Size Ad 1108 | Gross Area 1108 | FinArea 1108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.A-0007-0169.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	G	GD	1985	34.38	T	20.4	102			5,500			5,500

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500